

CITY OF CELINA SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING CELINA COUNCIL CHAMBERS 302 W. WALNUT STREET TUESDAY MARCH 31, 2015 6:00 P.M.

AGENDA

- I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT
- II. PLEDGE OF ALLEGIANCE
- III. CONSENT AGENDA:
 - A. Consider and act upon approval of minutes from the Special Called Joint Planning and Zoning Commission Meeting with the City Council on March 24, 2015 and the Special Called Regular Planning and Zoning Commission Meeting on March 24, 2015.
- IV. PUBLIC HEARING AGENDA
 - A. Conduct a public hearing to consider testimony and take action on proposed land use regulations for Wells South, a 403.1 acre tract of land located north of FM 1461 east of CR 83 and south and west of CR 84, in the City of Celina's Extraterritorial Jurisdiction (ETJ), Collin County.
- V. ADJOURNMENT

"I, the undersigned authority do hereby certify that the Notice Hall of the City of Celina, Texas, a place convenient and read said Notice was posted on the following date and time:	• •
Friday, March 27, 2015 at p.m. and remained so post scheduled time of said meeting."	ed continuously for at least 72 hours preceding the
Helen-Eve Liebman, AICP Director of Planning & Development Services City of Celina, Texas	Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Planning & Development Services

City of Celina, Texas



Memorandum

To: Celina Planning & Zoning Commission

CC: Mike Foreman, City Manager From: Helen-Eve Liebman, AICP

Director of Planning & Development Services

Meeting Date: March 31, 2015

Re: Public Hearing for Wells South Development Regulations

Action Requested:

Conduct a public hearing to consider testimony and take action regarding Development Regulations for Wells South. The property is approximately 403.1 acres generally located within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. The property is located north of FM 1461, south and west of County Road 84 and east of CR 83 (Coit Road) (Wells South).

Background Information:

An application has been made from the Hillwood Company for a Development Agreement with the City of Celina for a 403.1 acre parcel of land called Wells South. This Development Agreement would spell out certain development regulations prior to the annexation and subsequent zoning of the property.

Only the proposed development regulations will be considered during this public hearing.

The Hillwood Company is proposing to develop the 403.1 acre parcel as a planned development with primarily single family detached homes. Areas E and F will have the underlying zoning classification of MU-2 (Mixed Use) and will allow the flexibility to develop commercial, town homes and multiple family uses as the market dictates. The property shows the three main access points of entry off of FM 1461 and the future alignment of Coit Road. Secondary access points are provided as follows:

- One access point along the northern property line, off of CR 84
- Three access points along the eastern property line, off of CR 84. These access points are purposely not aligned with the roadways into Twelve Oaks.
- Three additional access points along Coit Road, two to Tract B and one to Tract C.

<u>Tracts A–D - Single Family Development.</u>

Tracts A-D are reserved exclusively for detached single family residential land uses. The total maximum type does not equal the total maximum lots shown. This allows the developer some flexibility to respond to market demand. The single family tracts will be further divided into three lot types, as shown below:

Lot Summary for Areas A, B, C, and D					
Lot Type	Lot Size	Maximum Units per Type	Net Acres	Density	
I	50' Wide Lots	620	294.8		
II	60' Wide Lots	500	294.0	3.8 du/acre	
III	70' Wide Lots	250	38.4		
	Maximum Total Lots	1,300			

Proposed area regulations for single family detached houses for Lot Types I, II, and III are shown below:

Single Family Lot Regulations					
	Lot Type I	Lot Type II	Lot Type III		
Lot width	50'	60'	70'		
Lot depth	110'	115'	115'		
Min. lot area	5,500 sq. ft.	7,000 sq. ft.	8,500 sq. ft.		
Min. front setback	20'	20'	25'		
		(15' if J-swing			
		garage)			
Min. rear setback	20'	20'	20'		
Min. side yard (midblock)	5'	5'	7'		
Min. side yard (corner)	15'	15'	15'		
Min. front porch setback	15'	15'	15'		
Min. roof pitch*	6:12	8:12	8:12		
Max. impervious lot	60 percent	60 percent	60 percent		
coverage**					
Min. dwelling size (a/c area)	1,400 sq. ft.	1,800 sq. ft.	2,000 sq. ft.		
Accessory Buildings	Minimum front yard setback = 50'				
	Minimum side yard setback (midblock) = 3'				
	Minimum side yard setback (corner) = 15'				
	Minimum rear setback = 3'				
Min. off-street parking	2 parking spaces within an enclosed garage				
	2 unenclosed parking spaces (may occupy setback area)				
Exterior materials (primary	Same as Zoning Ordinance as it exists, except that				
structure and accessory	cementitious fiberboard (e.g. Hardiboard®) may be used				
buildings)	in the same vertical plane as the first story if it is				
interrupted with a roof line or other architectural feature					

^{*} Roof pitch does not include roofs over architectural features or enhancements, such as porches and dormers.

Tracts E and F Development.

Land uses within Tracts E and F shall be mixed use with MU-2 base zoning. Non-residential building materials shall be governed by the requirements of the Zoning Ordinance.

Tract E, a 21.5 acre tract located west of the new alignment of Coit Road, allows all the land uses shown on Attachment 2 of the development regulations document, and includes townhomes and single family residential, not to exceed 9 dwelling units/acre. Townhome development may utilize zero lot lines or traditional centered placement. No duplex or multiple family development is permitted in Tract E.

Tract F, a 22.3 acre tract located at the northeast corner of FM 1461 and Coit Road, shall be mixed use with MU-2 base zoning and allows all the land uses shown on Attachment 2 of the development regulations document, with single family residential lots (Type I, II and/or III) also allowed by right. The density of single family and townhome residential uses shall not exceed 9 dwelling units/acre. Multiple family development is proposed at a density of 24 dwelling units/acre with a maximum of 350 multiple family units. Tract F shall provide a minimum of 5 acres of non-residential uses.

Open Space. The applicant is proposing a minimum of 30 acres of open space within the overall 403 acre property, or 7.4 percent of the tract. The open space will be comprised

^{**} Impervious lot cover applies only to the footprint of an enclosed building and excludes patios, porches (whether covered or uncovered), driveways, sidewalks and other similar improvements that are not part of an enclosed building.

of 4 "pocket parks" located throughout the property, an amenity center overlooking a pond, a community open space adjacent to one of the main entry points off of Coit Road. Two additional community open spaces are located surrounding a detention pond near the main entrance off of FM 1461 and surrounding a detention area at the terminus of Saddle Horn Court, a residential street located near the northeast corner of the Hillwood property.

<u>Edge Treatment</u>. In lieu of the 6 foot masonry screening wall required by the Zoning Ordinance surrounding the residential development, the applicant is proposing a combination of increased landscape setbacks, berms and swales, wrought iron fencing and increased street trees, as illustrated in the Landscape Edge Treatment exhibit, the Artist Concepts for CR 84 and FM 1461, the Edge Treatment Roadway Sections and the Photographs of Edge Treatment Examples.

Supporting Documents:

Proposed Development Regulations

- Exhibit 1 Concept Plan
- Exhibit 2 Lot Layout
- Exhibit 3 Open Space and Amenities
- Exhibit 4 Landscape Edge Treatment Areas
- Exhibit 5 Artist Concept CR 84 and FM 1461
- Exhibit 6 Edge Treatment Sections
- Exhibit 7 Photographs of Edge Treatment Examples
- Exhibit 8 Street System Diagram
- Exhibit 9 Street Sections
- Exhibit 10 Proposed Fencing Options

Legal Review:

N/A

Public Notice:

The public hearing notification was published in *The Celina Record* on March 20, 2015. Notices were sent to all property owners listed on the most recently approved municipal tax roll within 200 feet of the subject property on March 20, 2015. As of April 10, 2015 staff has received no letters either in support or in opposition to the proposed amendment.

Staff Recommendation:

Staff will provide a review of the revised development regulations, received by staff on March 27, 2015, at the March 31, 2015 Planning and Zoning Commission meeting.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at hliebman@celina-tx.gov.

Development Regulations

The following shall constitute the Wells South Tract Planned Development Regulations:

- Purpose. The purpose and intent of these Development Regulations is to create a unique and well-designed master planned community to preserve natural features, open space, and other topographical features of the land. The community will be a walkable environment where the amenities will consist of long, contiguous open space greenways with hike and bike trails that connect the entire community and promote connectivity of the community to the City of Celina. The project will promote a sense of community, environmental stewardship, and healthy living, embrace new technology, and attempt to educate its residences through the project's design and planning principles.
- 2. <u>Definitions</u>. All terms used on this <u>Exhibit</u> shall be defined as stated in the Agreement and the Zoning Ordinance, as applicable, except as follows:
 - a. Concept Plan means the drawing attached as <u>Attachment 1</u> to this Agreement, as amended from time to time in accordance with Section 3.02 of this Agreement.
 - b. Open space means any publicly or privately owned or accessible property containing a minimum of 10,000 square feet in area and being at least 15 feet in width or 100 feet in length, with no slope greater than eight percent, exclusive of rights-of-way, that is designated as open space at the time of platting. Open space may include bodies of water, trails, landscaped or hardscaped areas, trails, and other similar features. Notwithstanding anything to the contrary, areas within the Coit Road landscape buffer (whether or not within the right-of-way) and areas within the Oncor electric easement may be counted as open space regardless of size, slope, or other factors. Typically, open space will not be individually owned, and will be for the common use or enjoyment of the residents within the Property. The City Manager may allow full or partial open space credit for areas exceeding the maximum eight percent slope if it is determined that such are environmentally or aesthetically significant and their existence enhances the development or surrounding area.
 - c. Zoning Ordinance means the comprehensive zoning ordinance of the City, as amended from time to time.
- 3. <u>Applicable Regulations; Conflicts</u>. Development and use of the Property shall comply with this Agreement and the Zoning Ordinance. In the event of a conflict between this Agreement and the Zoning Ordinance, this Agreement controls. Areas A through D, as shown on the Concept Plan, shall be governed by the SF-R residential zoning district in the Zoning Ordinance, as amended by this <u>Exhibit</u>. Areas E and F, as shown on the Concept Plan, shall be governed, as determined by the developer at the time of platting, by either SF-R or MU-2, as amended by this <u>Exhibit</u>.

4. General Regulations.

a. A property owners association or public improvement district shall be responsible for maintenance of all open space areas and common areas. If a public improvement district is established for this purpose, a property owners association shall also be established to assume all of the public improvement district's maintenance responsibilities under this paragraph when and if the public improvement district is dissolved.

- b. All single family detached and attached residences may have front entry garages and direct access from a dedicated public street. All front entry garage doors must be in line with, or set back from, the front facade of the home as shown on Attachment 1. This requirement does not apply to a j-swing garage.
- c. No particular phasing of any area shown on the Concept Plan is required.
- 5. <u>Use Regulations; Cap on Residential Units</u>. The uses permitted by this Section 5 are permitted. In addition, any residential or commercial use that is less intense than permitted uses within the designated area, as reasonably determined by the Director of Planning, is also permitted. The uses authorized by this Section 5 are the only uses permitted on the Property.
 - a. Areas A through D: SF-R single family residential district uses and the associated uses defined in Section 14.03.008 of the Zoning Ordinance, on the Effective Date of this Agreement, are permitted to the same extent they are permitted in the SF-R district. For example, if a use is permitted by right in the SF-R zoning district, that use is permitted by right in Areas A through D. If a use is permitted by SUP in the SF-R zoning district, that use is permitted by SUP in Areas A through D. The maximum number of residential lots in Areas A through D combined shall be 1,300. Of those lots, the maximum number of Type I lots shall be 620.

b. Area E:

- i. The MU-2 mixed use regional district uses identified on Attachment 2 or as indicated in these regulations are permitted by right.
- ii. Single family detached uses are permitted by right at a density not to exceed nine dwelling units per gross acre within Area E.
- iii. Duplex uses are prohibited in Area E.
- iv. Accessory dwellings are prohibited.

c. Area F:

- i. The MU-2 mixed use regional district uses identified on Attachment 2 are permitted by right.
- ii. Single family detached homes, townhouses, multifamily, and permitted non-residential uses identified on Attachment 2 are permitted by right. A minimum of five acres within Area F shall be reserved exclusively for non-residential uses.
- iii. Duplex uses are prohibited in Area F.
- iv. Accessory dwellings are prohibited.
- v. Residential uses are permitted within Area F at a density not to exceed nine dwelling units per gross acre for single family detached and townhouses, and 24 units per gross acre for multifamily. In addition, a maximum of 350 multifamily dwelling units are permitted.

- 6. <u>Area Regulations</u>. The regulations in Section 5 and this Section 6 shall serve as the exclusive regulations governing residential density (regardless of the type of residential use), as well as the following with respect to single family detached development only: lot size, width, and depth, setbacks, roof pitch, lot coverage, and minimum dwelling unit size.
 - a. <u>Single Family Detached in Areas A through F.</u> The regulations in the table below in this Section 6 shall apply to all single family detached residential lots within the Property. In addition, single family detached homes in Areas E and F may be developed in accordance with the patio home standards in Section 6(b). All single family detached homes within the Property (including, but not limited to, patio homes) that are on a key lot shall meet the minimum front yard setback requirement along both street frontages. A key lot is a corner lot with a rear yard that is adjacent to the front yard of the adjoining lot.

	Type I Lots	Type II Lots	Type III Lots	
Minimum lot width	50 feet	60 feet	70 feet	
Minimum lot depth	110 feet	115 feet	115 feet	
Minimum lot area	5,500 square feet	7,000 square feet	8,500 square feet	
Minimum front yard	20 feet	20 feet generally	25 feet	
setback (applies to both		15 feet if the house has		
streets for key lots)		a j-swing garage		
Minimum rear yard	20 feet	20 feet	20 feet	
setback				
Minimum side yard	5 feet generally	5 feet generally	7 feet generally	
setback	15 feet on corner side	15 feet on corner side	15 feet on corner side	
	yards	yards	yards	
Minimum front porch	15 feet	15 feet	20 feet	
setback				
Minimum primary roof	6:12	8:12	8:12	
pitch*				
Maximum percentage	60 percent	60 percent	60 percent	
of impervious lot				
cover**				
Minimum dwelling unit	1,400 square feet	1,800 square feet	2,000 square feet	
size (air conditioned				
floor area)				
Accessory building	Minimum front yard setback – 50 feet			
setbacks	Minimum side yard setback generally – 3 feet			
	Minimum setback for corner side yard – 15 feet			
3.51	Minimum rear setback – 3 feet			
Minimum off-street	At a minimum, each dwelling unit shall provide:			
parking requirements	• 2 parking spaces within an enclosed garage			
	• 2 unenclosed parking spaces (which may be included within a setback			
	area)			

^{*}Primary roof pitch does not include roofs over architectural features or enhancements, such as porches and dormers.

^{**}Impervious lot cover limitations apply only to the footprint of an enclosed building, including enclosed garages, and excluding patios and porches (whether covered or uncovered), driveways, sidewalks, and other similar improvements that are not part of an enclosed building.

b. <u>Single Family Detached (Patio Homes) in Areas E and F.</u> Single family detached homes may be developed pursuant to the following patio home standards:

- i. Minimum front yard setback: 20 feet (applies to both streets for key lots)
- ii. Minimum side yard setback:
 - 1. Zero sided option: 0 feet on one side and 10 feet on the other side, except 15 feet on corner side yards
 - 2. Center option: 5 feet on both sides, except 15 feet on corner side yards
- iii. Minimum rear yard setback: 12 feet
- iv. Minimum lot area: 5,000 square feet for a zero side option, and 6,000 square feet for a center option
- v. Minimum lot width: 40 feet
- vi. Minimum lot depth: 90 feet
- vii. Minimum dwelling unit size (air conditioned floor area): 1,200 square feet
- viii. Minimum primary roof pitch: 6:12. Primary roof pitch does not include roofs over architectural features or enhancements, such as porches and dormers.
- ix. Maximum height and number of stories: 40 feet and 2.5 stories
- x. Maximum impervious lot cover: 55 percent. Impervious lot cover limitations apply only to the footprint of an enclosed building, including enclosed garages, and excluding patios and porches (whether covered or uncovered), driveways, sidewalks, and other similar improvements that are not part of an enclosed building.
- xi. Accessory building setbacks: same requirements that apply to Type I, II, and III lots
- xii. Minimum off-street parking: Each dwelling unit shall provide a minimum of two parking spaces within an enclosed garage. No additional parking spaces are required.
- c. <u>Townhouses in Area F.</u> Within Area F, townhouses shall be developed in accordance with the height regulations and area regulations of the TH zoning district set forth in Section 14.03.017 of the Zoning Ordinance.
- d. Multifamily in Area F. Within Area F, multifamily shall be developed in accordance with the perimeter setback regulations and lot regulations of the MU-2 zoning district set forth in Section 14.03.006(a)-(d) of the Zoning Ordinance. No other requirements in Section 14.03.006 shall apply to multifamily development in Area F. In addition, a multifamily development shall have a minimum 35-foot building setback from any property line that abuts existing or future single family detached residential development.
- e. <u>Nonresidential in Areas E and F.</u> Within Areas E and F, nonresidential uses shall be developed in accordance with the perimeter setback regulations and lot regulations of the MU-2 zoning district set forth in Section 14.03.006(a)-(d) of the Zoning Ordinance. No other requirements in Section 14.03.006 shall apply to Areas E and F. No nonresidential lot in Area E shall front on Preston Hills Road.

- 7. <u>Building Materials</u>. Exterior Building Facade for Residential Main Structures. Except as otherwise provided below in this Section 7, all exterior building facades shall meet the requirements in Section 14.05.152 of the Zoning Ordinance:
 - a. Single family detached residential structures (primary and accessory) shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance in effect on the Effective Date, except that cementitious fiberboard may be used in the same vertical plane as the first story if it is interrupted with an intersecting roof line or another architectural element. No other building design or architectural standards shall apply to detached single family residences.
 - b. For nonresidential building facades in Area E that face Preston Hills Road, 100 percent of the facade (excluding windows and doors) shall be masonry, as defined by the Zoning Ordinance in effect on the Effective Date.
- 8. <u>Screening and Landscaping Regulations</u>. Landscaping and screening along Coit Road, CR-83, CR-84, and FM 1461 shall be provided as shown in one of the options in the conceptual drawings on Attachment 2 and 4. All required landscaping materials shall be selected from the recommended plant list.
- 9. Open Space Regulations. A minimum of 30 acres of open space shall be provided within the Property in general conformance with the conceptual open space and trail plan attached as Attachment 3. The size, location, shape, and number of open space areas shown on the plan is conceptual and subject to change based on the final design of lot and street layouts at the time of platting. This Section 9 shall serve as the exclusive open space requirement for the Property.
- 10. <u>Trails</u>. Trails shall be constructed in general conformance with the conceptual open space and trail plan attached as Attachment 3. The exact location of trails shown on the plan is conceptual and subject to change based on the final design of lot and street layouts at the time of platting. The construction of trails may be phased with each affected plat.
- 11. <u>Street Sections</u>. The Property may be developed in accordance with the conceptual street sections and street diagram shown on Attachment 6. The street sections may be used to design roadways, and may be modified by the developer with the approval of the Director of Planning and Development Services. The lot and street layouts on Attachment 6 are conceptual and subject to change at the time of platting.
- 12. <u>Street Trees</u>. Street trees, as shown on the conceptual street tree diagram attached as Attachment 2, may be provided at the option of the developer to meet landscaping requirements, subject to approval by the Director of Planning and Development Services and the Fire Marshall at the time of building permit issuance. If street trees are approved, the City may require as a condition of its approval that the developer enter into a repair agreement or otherwise indemnify the City for street and sidewalk repairs necessitated by the growth of street trees in the right-of-way. The lot and street layouts on Attachment 8 are conceptual and subject to change at the time of platting.

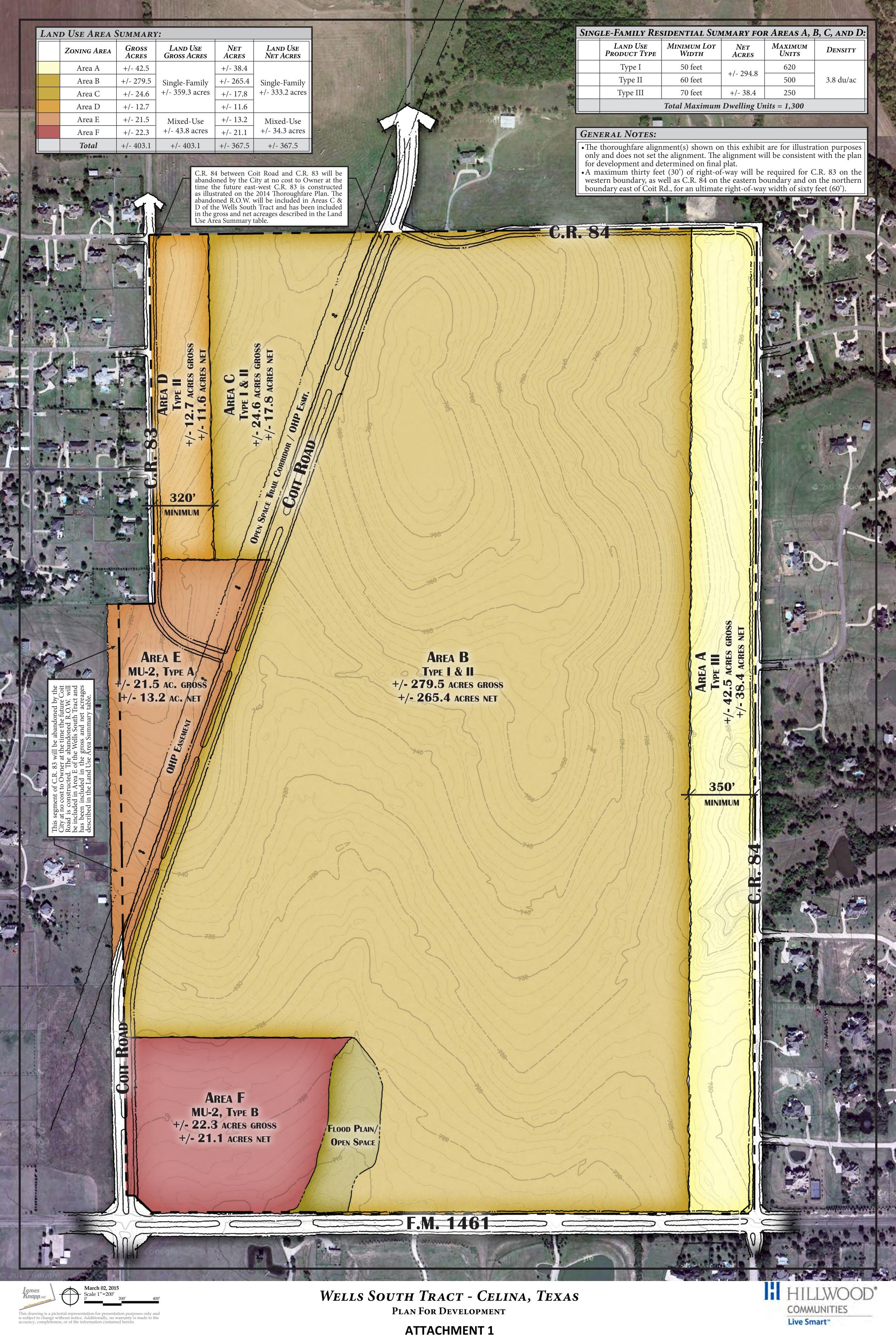
Attachment 2 Uses Permitted in Areas E and F

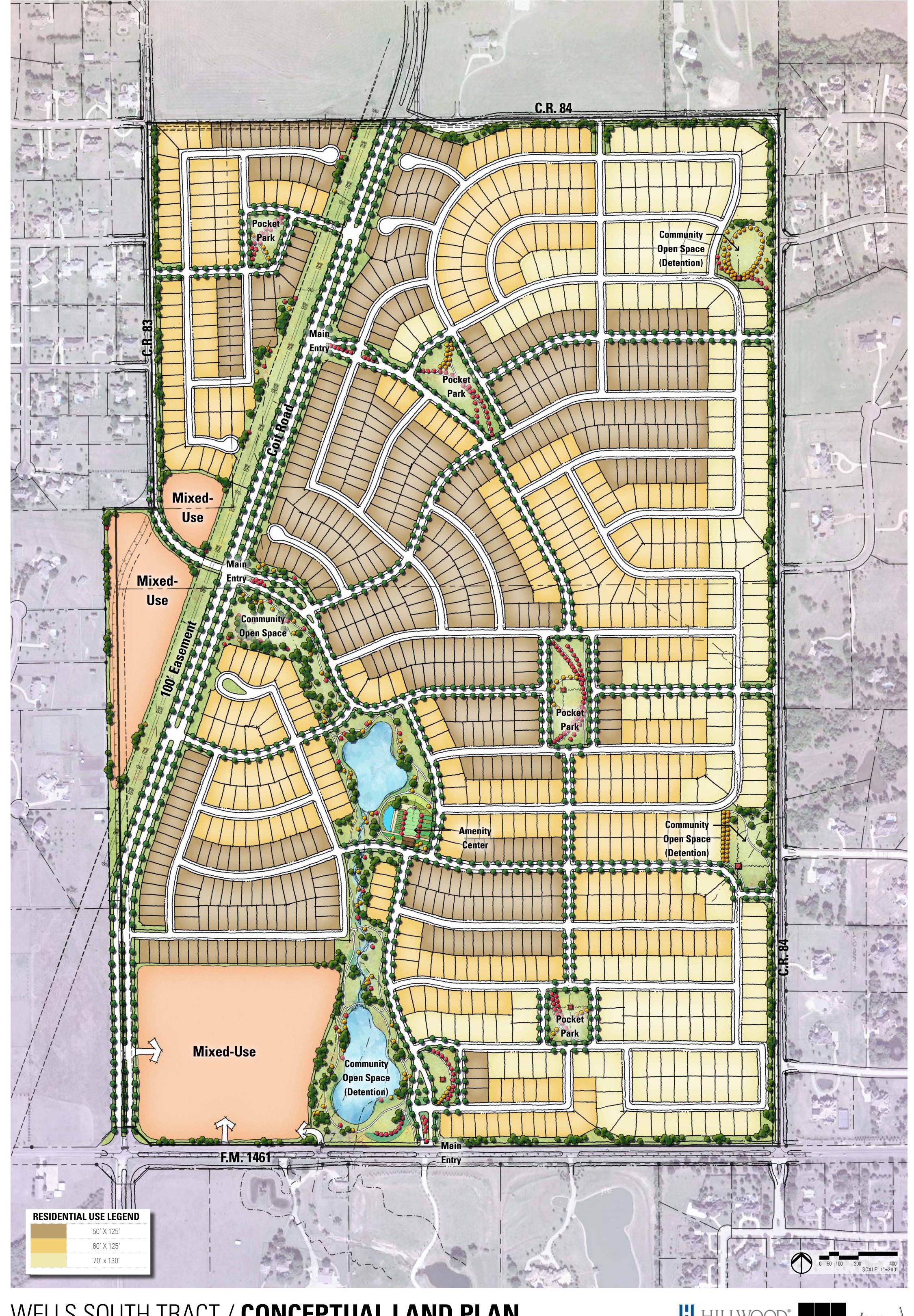
The following uses are permitted by right in Areas E and F except as noted with a "C" indicating a conditional use permit is required for that use in accordance with the conditional use permit requirements of this Zoning Ordinance:

- 1. Franchise private utility
- 2. Dwelling, multiple family (restricted to Area F)
- 3. Fraternal organization, lodge or union
- 4. Dwelling, single family attached (no duplex)
- 5. Funeral home (without crematorium) C
- 6. Garden shop (inside storage)
- 7. Living quarters on-site with a business
- 8. General retail store
- 9. Residential loft
- 10. Group day care home
- 11. Rooming/boarding house C
- 12. Home improvement center (lumber yard) C
- 13. Hotel C
- 14. Amusement park C
- 15. Household appliance service and repair
- 16. Amusement ride C
- 17. Kiosk (providing a service) C
- 18. Amusement services (indoors)
- 19. Laundry/dry cleaning (drop off/pick up)
- 20. Amusement services (outdoors) C
- 21. Medical facilities
- 22. Armed services recruiting center
- 23. Micro brewery C
- 24. Artiest studio
- 25. Mini-warehouse/self storage C
- 26. Assisted living facility
- 27. Motorcycle sales and repair C
- 28. Auto dealer (new) C
- 29. Municipal facility
- 30. Auto laundry or car wash C
- 31. Nursery (grown for commercial purposes) C
- 32. Auto repair (major) C
- 33. Nursery (retail sales outdoors)
- 34. Auto repair (minor) C
- 35. Nursing/convalescent home
- 36. Auto supply stores for new & rebuilt parts
- 37. Office center
- 38. Bakery or confectionery (retail)
- 39. Office warehouse C
- 40. Bank/credit union
- 41. Offices (professional and general business)
- 42. Bed & breakfast inn
- 43. Parking lot structure, commercial (auto)
- 44. Caretaker's/guard's residence C

- 45. Pawn shop C
- 46. Carnival C
- 47. Personal services shop
- 48. Pet and animal grooming shop (no outdoor kennels/play area)
- 49. Child day care (business)
- 50. Propane sales (retail)
- 51. Church/place of worship
- 52. Club, private (Class I & II) C
- 53. Rehabilitation care facility C
- 54. Community home C
- 55. Rehabilitation care institutions C
- 56. Concrete or asphalt batching plant (temporary) C
- 57. Restaurant (with or without drive-through or drive-in services)
- 58. Contractor's office/sales (with no outside storage)
- 59. Convenience store
- 60. Convenience store (with gas sales) C
- 61. Retirement home/home for the aged
- 62. Day camp for children
- 63. Seasonal business C
- 64. Drapery, blind or furniture upholstery shop
- 65. Dry cleaning plant C
- 66. Studio for radio or television (without tower)
- 67. Fair ground/exhibition area C
- 68. Temporary amusement rides C
- 69. Family home (adult or child care)
- 70. Temporary business
- 71. Farmers market (public) C
- 72. Telemarketing agency C
- 73. Feed and grain store
- 74. Outdoor retail sales/commercial promotion C
- 75. Food or grocery store
- 76. Theater or playhouse (indoor)
- 77. Tire dealer, with or without open storage C

Note: Uses listed above that involve the sale or consumption of alcohol are permitted only to the extent permitted by applicable state alcohol laws.

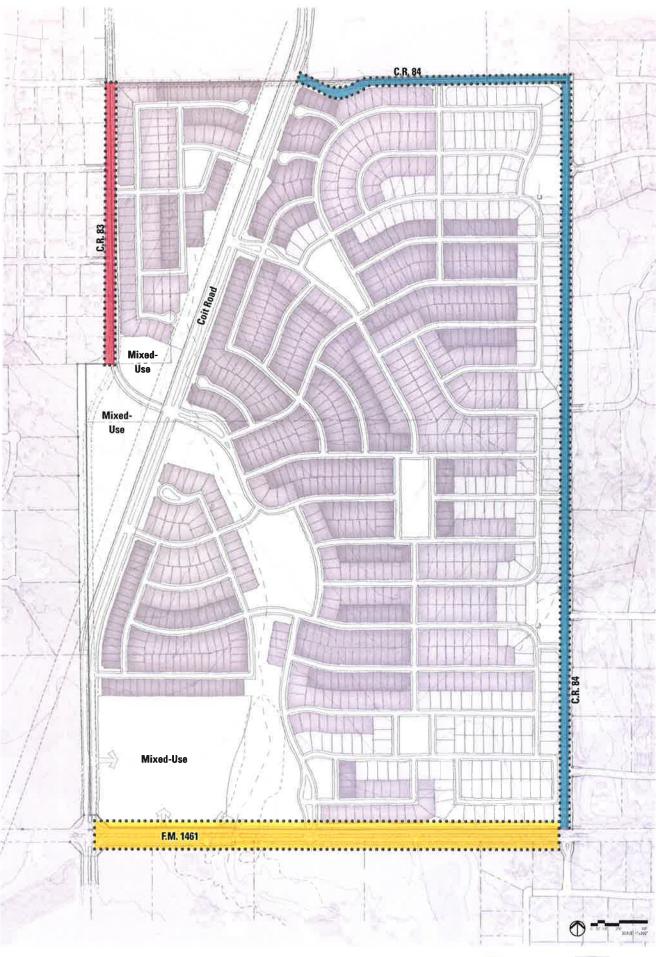




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WELLS SOUTH TRACT / VIEW ALONG C.R. 84







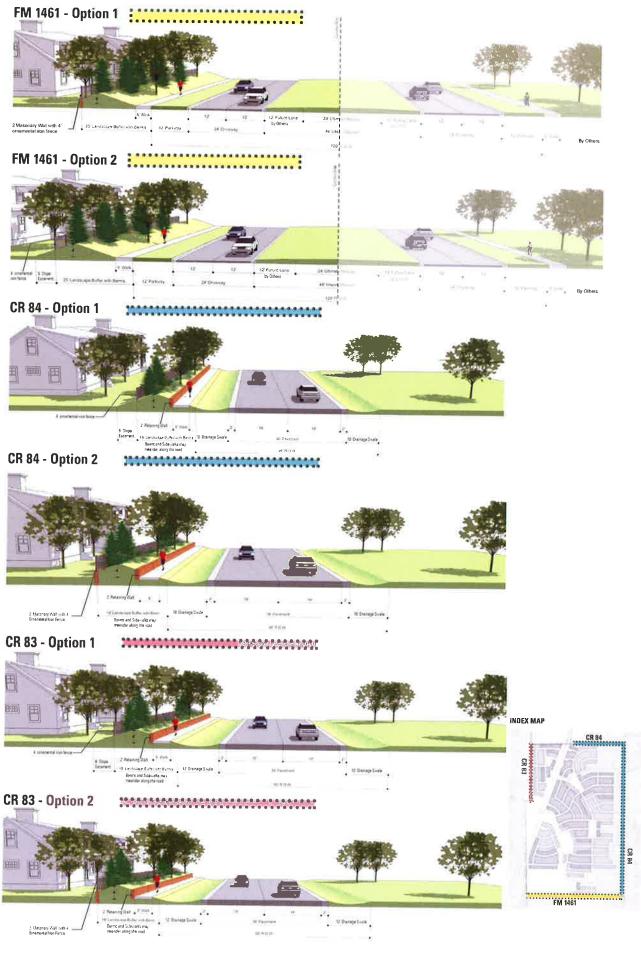
WELLS SOUTH TRACT / VIEW ALONG F.M. 1461 (FRONTIER PARKWAY)

Celina, TX A Hillwood Communities 18 March 2015













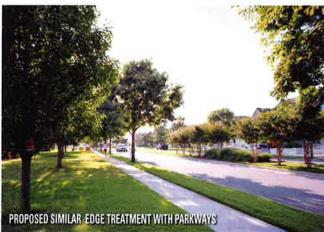
















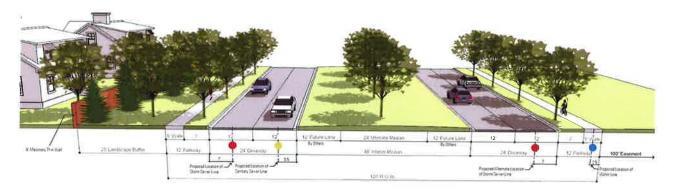




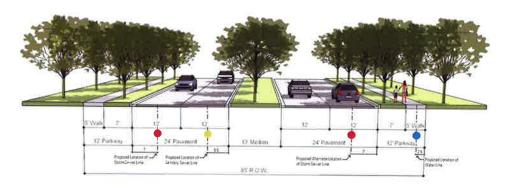
WELLS SOUTH TRACT / EDGE TREATMENT EXAMPLES



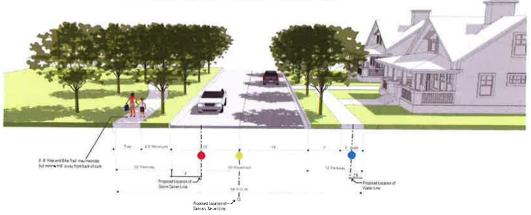
Coit Road



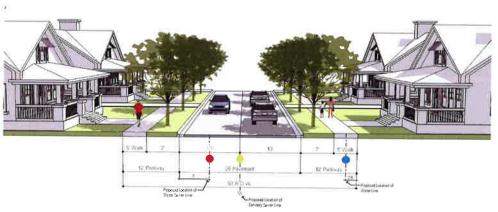
Entry Street



Parkway



Neighborhood Street (Typ.)







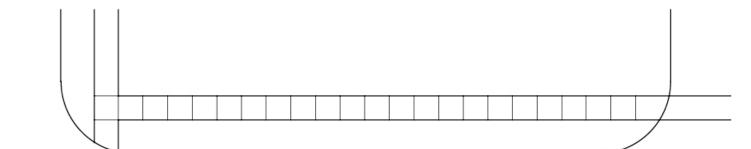
WELLS SOUTH TRACT / STREET SECTIONS

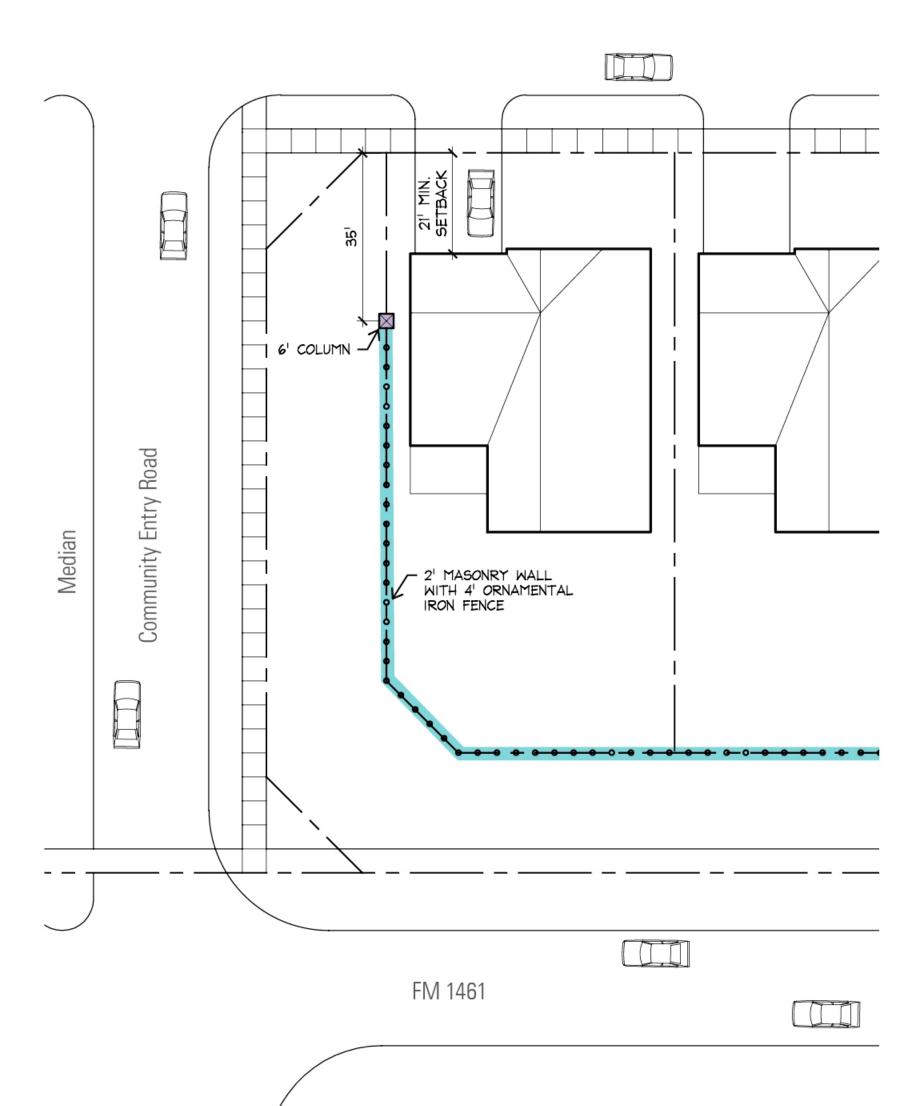




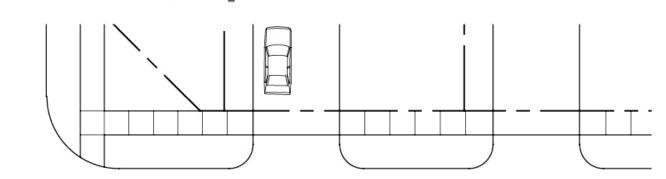


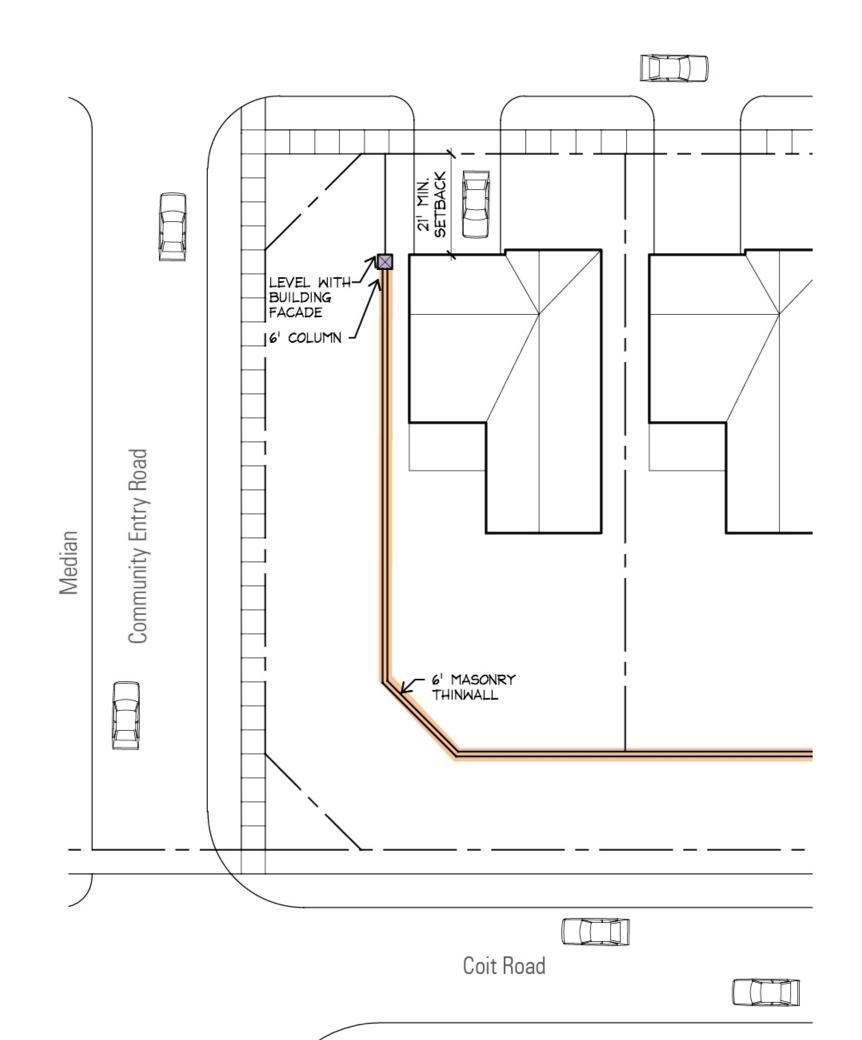
Community Entry at FM 1461 (Ornamental Fence Option)





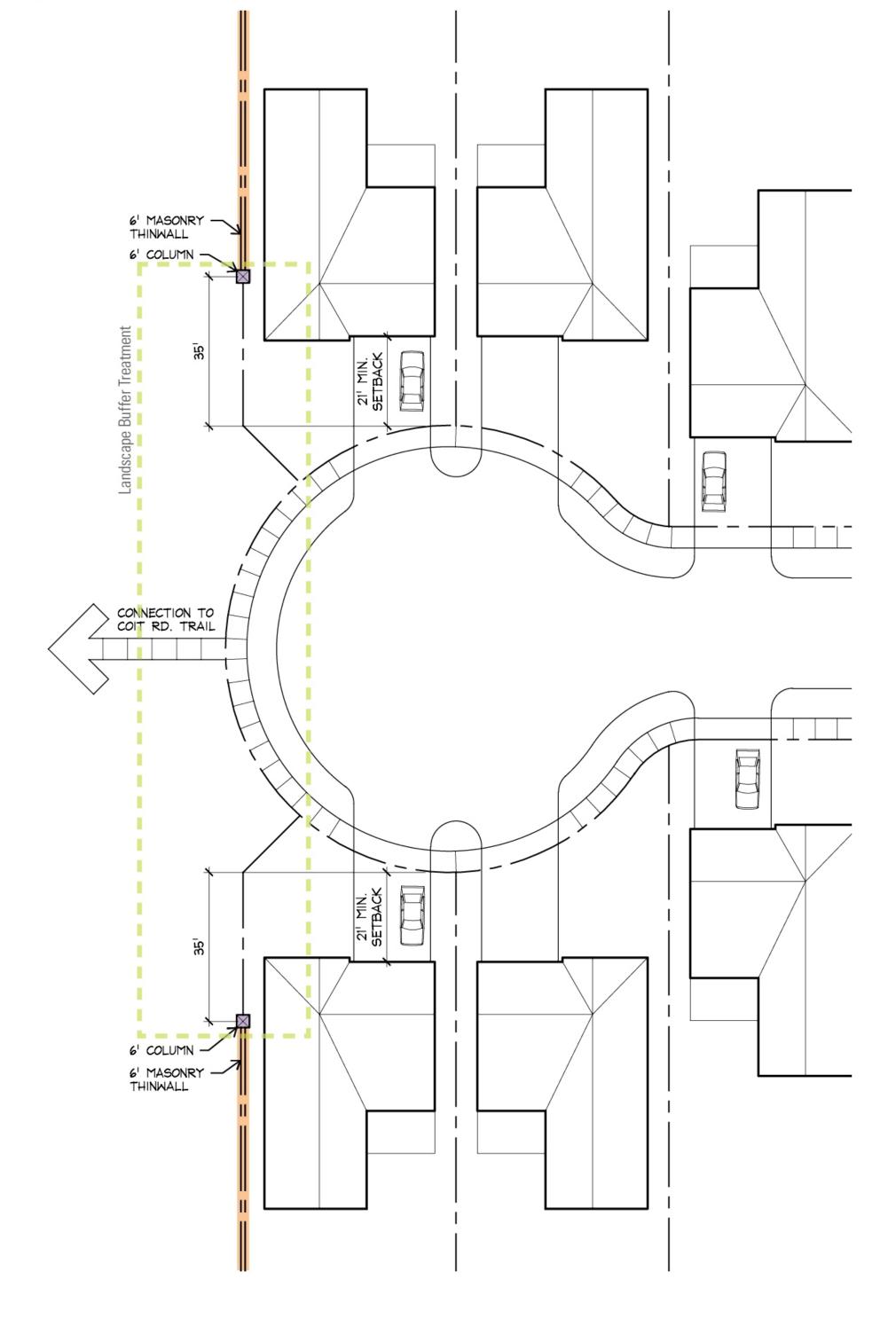
Community Entry at Coit Road (Masonry Option)



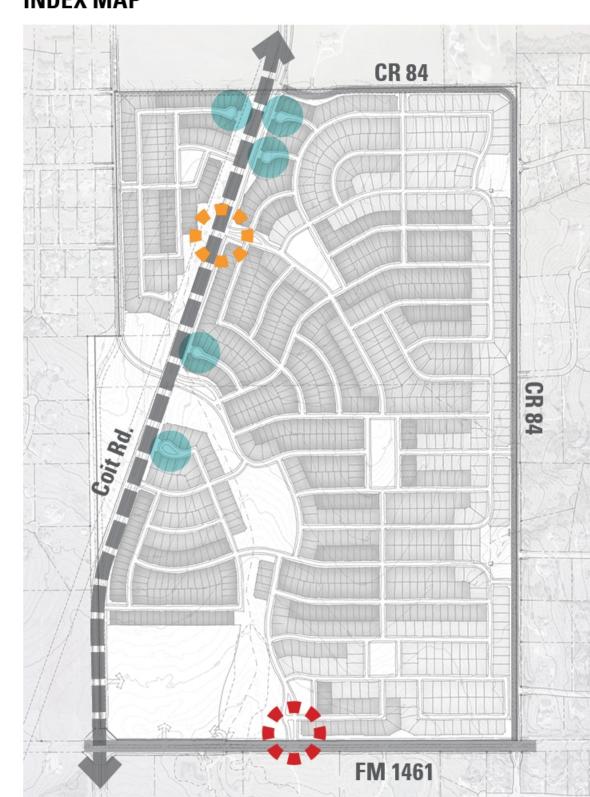


LEGEND 6' Column 2' Masonry Wall with Ornamental Fence 6' Masonry Wall

Typical Cul-de-Sac



INDEX MAP



WELLS SOUTH TRACT / LOT EXHIBITS











